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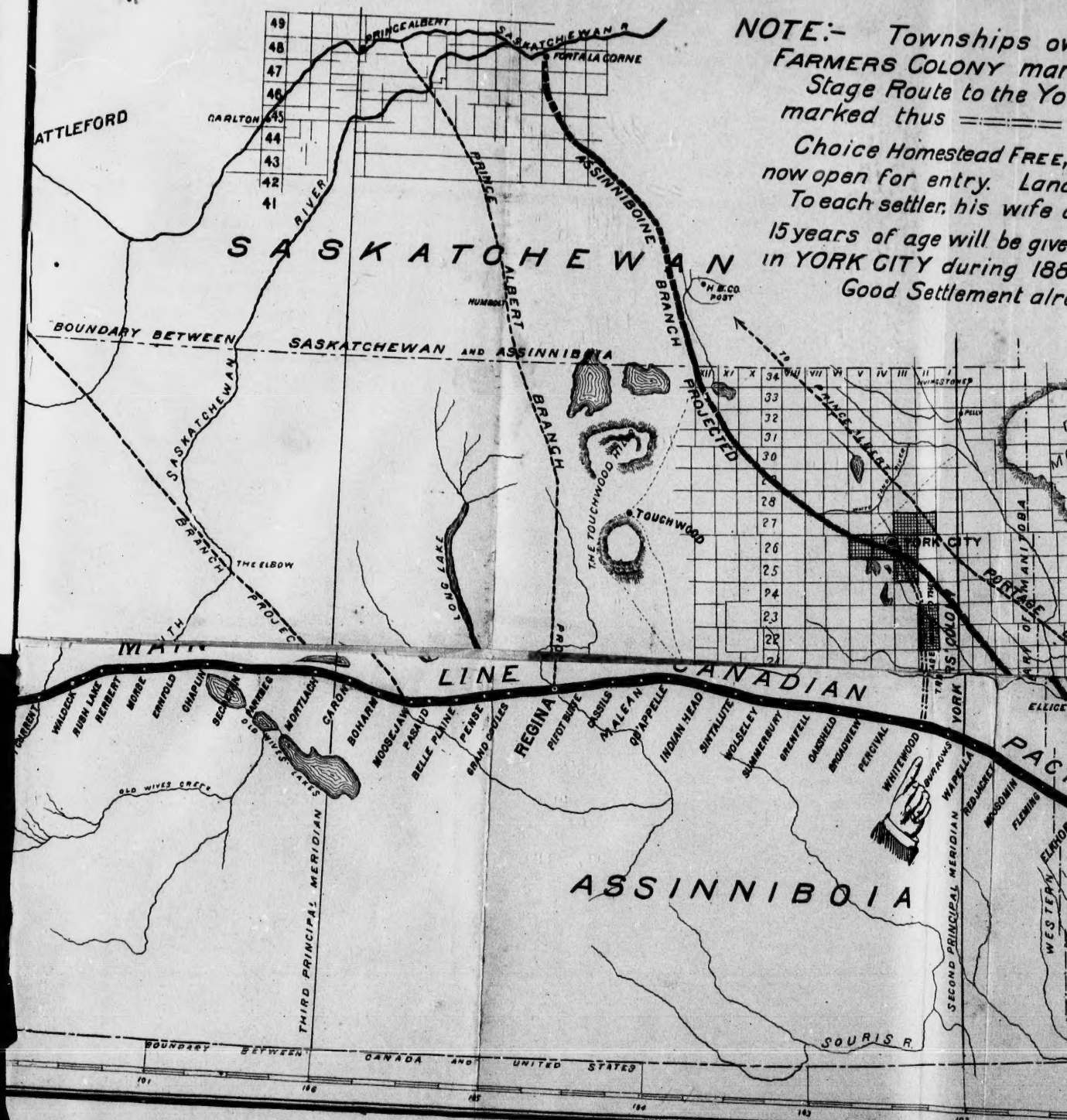
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MAP SHOWING YORK FARMERS' COLONY

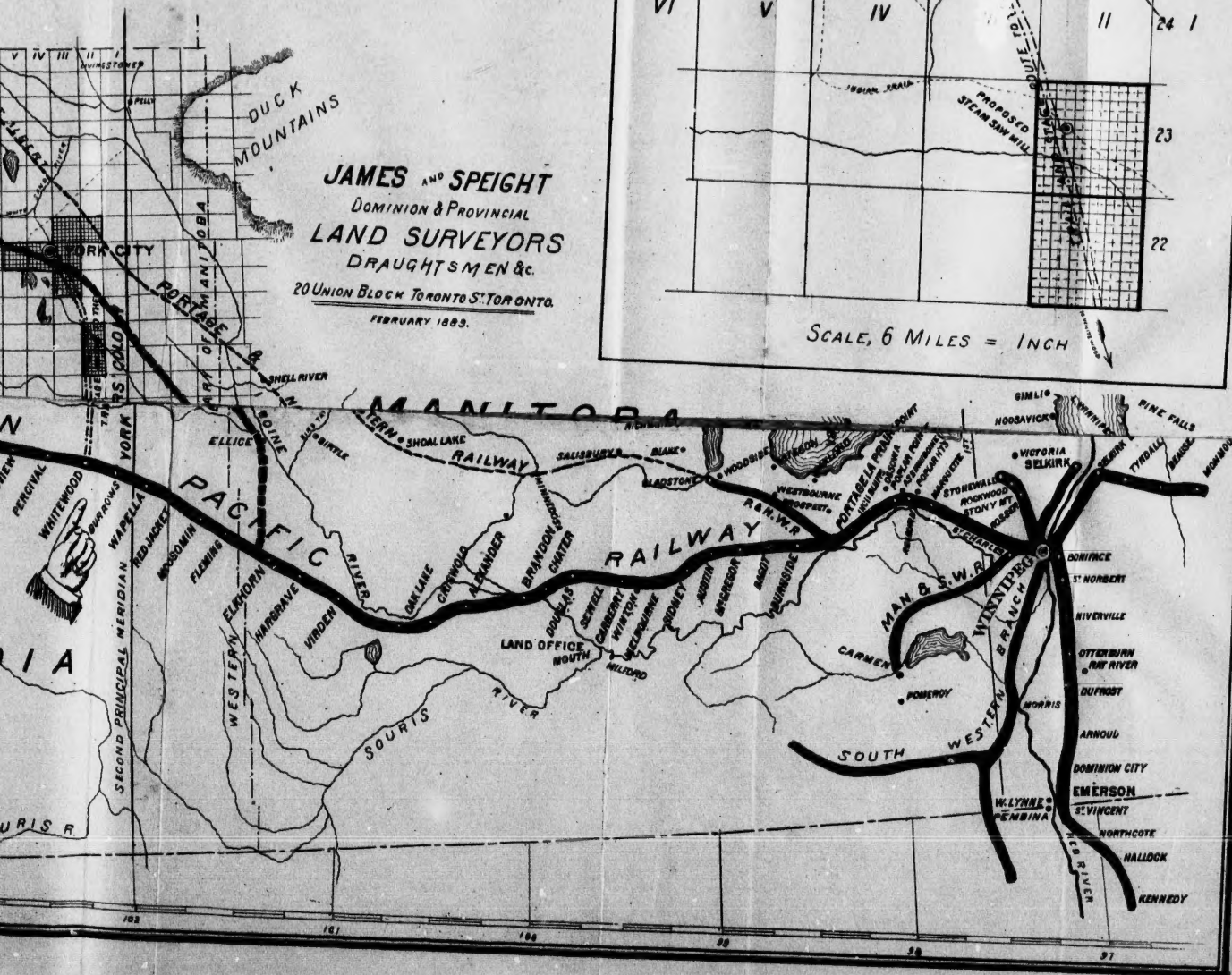
NOTE:- Townships of the FARMERS COLONY marked thus ===== Stage Route to the York Farmers' Colony marked thus =====
 Choice Homestead FREE, now open for entry. Land To each settler, his wife & 15 years of age will be given in YORK CITY during 1888. Good Settlement already made.



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INTRODUCTION.

THE YORK FARMERS COLONIZATION COMPANY have much pleasure in putting this pamphlet and Guide to their Colony into the hands of intending settlers and the farming community generally, and respectfully request that the truth and correctness of the statements made therein may be put to a careful and honest test by an intelligent and personal inspection of the Company's lands.

We do not assert that every acre of our tract of land is first class, but that eight finer townships, taking wood, water, soil and natural advantages altogether, do not exist in Manitoba or the North-west.

The rapid development and improvement of the Colony are so essential to the success of the enterprise, that the Company have already undertaken large public improvements, and will stimulate and encourage private enterprise by furnishing money at reasonable rates of interest.

The Company be-speak from the recipients of this pamphlet its preservation, as it may prove to their children a happy relic of by-gone days, and beg most heartily to assure the settler of their best wishes whether or not he make his home in the York Farmers' Colony.

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HISTORY OF THE COMPANY.

In January, 1882, a few of the present members of the Company conceived the idea of founding a settlement in the Canadian North-west, which should be composed as largely as possible of experienced and thrifty farmers from the County of York and other parts of Ontario and the Dominion, and also first-class tenant farmers of the Old Country. A meeting of those interested in the scheme was then held at the Bay Horse Hotel, Toronto, on Monday, the 30th of January, 1882, at which were present some fifteen or more of the present shareholders of the Company.

The better to accomplish their object, it was decided to form a Joint Stock Company, and the "York Farmers Colonization Company" was accordingly incorporated under charter from the Dominion Government.

The Company has ample capital at its command, and is presided over by practical men who thoroughly understand the requirements of the Colony, and whose policy it has always been to conduct the affairs of the Company on strictly business principles, independently of all matters of religion or opinion which form so prominent a feature in the organization and management of not a few Colonization Companies; believing that, by so doing, they shall best ensure that success which it is their determination to merit.

The settler can always rely on being fairly and honorably treated by the Company, his welfare and prosperity cannot cease to be a subject of concern to them, as their interests and his are largely, if not wholly, identical.

The experience of the Company has, even at this early day, been of a most pleasing and encouraging character; a number of pioneer settlers, who have already made their homes in the Colony, having expressed the highest opinion of the location, wood, water, and soil of the Company's tract.

SITUATION OF THE COLONY.

The Colony is situated in the angle formed by the rivers Assiniboine and Qu'Appelle, and about sixty miles north-west of the confluence of these rivers.

The southern townships are about thirty-six miles north of the Canadian Pacific Railway, the whole Colony being located in a part of the country well adapted for farming purposes, and from its geographical position and other advantages likely soon to be thickly settled.

The lands of the Company consist of eight townships each being six miles square, and comprising altogether 184,320 acres, thus forming a considerable extent of territory, which it is our hope and endeavor to people with a happy and prosperous community. The section of country in which the lands are located is very fertile and productive, as proven by the settlers' experience of last year; it is, moreover, so situated as to be in a direct line between Fort Ellice and Prince Albert, and the Canadian Pacific Railway Company show on their latest published map a projected Branch Railway, leaving the main line at Elkhorn and running in a north-westerly

direction through the centre of the Company's lands, and having its terminus at Fort-a-la Corne, (See Canada Pacific Map). No part of the Company's land is then more than thirteen miles distant from this railway as surveyed.

HOW TO REACH THE COLONY.

The rapid advance of the Canada Pacific Railway has rendered the Colony much easier of access than was experienced by the settlers who went up last year. It is now within thirty-six miles of the nearest townships; the settler will thus find his best route to be as follows: by the Credit Valley Railway and its connections through to Winnipeg, thence by the Canada Pacific to Whitewood station, where agents of the Company will reside, who will take steps to have him conveyed to the Colony either by the Company's stage or other conveyance along the "York Farmers Trail," which connects the Company's lands with the Canadian Pacific Railway. We here ask the reader to refer to the appended map, which shows every station now established westward from Winnipeg, as well as a trail running from or near Whitewood to York City. The railway journey will occupy about four days, and the cost of a ticket to Whitewood from Toronto will be about \$80, and the freight for settler's effects about \$200 per car; the Company are now endeavoring to have the rate for their settlers considerably reduced. When the settler reaches the Colony he will find resident agents of the Company on the lands who will be prepared to receive him; give him such information as he may require; assist him in selecting his homestead and enter him legally for the same; we may here remark that this is of the greatest advantage to land hunters in the North-west; as the land agents of the Government being sometimes located long distances from the Homestead selected by the settler, it not unfrequently happens that after he has made his selection, so much time is taken up in getting back to the agent to be entered for it, that he finds he is too late as it had been applied for in the interval by another party. The policy of the Company obviates this difficulty, their agents being settlers themselves reside in the townships, every facility, therefore is offered for the easy selection and entry of the land, and a legal title given direct from the Government.

WHAT THE SETTLER WILL GET.

The settler will get 160 acres free, and if he wishes the adjoining 160 acres at \$2.00 per acre, payable at the expiration of three years without interest the whole amount then to be paid in cash is \$10.00 Entry Fee for Homestead, and \$10.00 for pre-emption, making \$20.00 in all, which goes to the Government, thus can the settler secure a farm in a settled neighborhood at a very small cost; on which can be grown with less labor, larger crops by far than can be produced on land costing seventy times as much in Ontario. The settler going in this season will get in addition to the foregoing the fee simple of a lot in York city, his wife and each daughter over fifteen years of age the same; he will also have the option of purchasing more land from the Company at a reasonable price. With these advantages the settler who possesses industry, thrift and perseverance, must succeed.

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of the Company's
railway as surveyed.

SOIL, WOOD AND WATER.

The soil is of the richest description, being a rich black loam varying in depth from one to three feet, the sub-soil is chiefly clay, but is in some places gravel, and is very largely impregnated with the warm lime element, so rich and enduring is its nature that manuring is thought to be altogether unnecessary.

Heavy crops of wheat can be taken off for years in succession, and it will be found that wheat and other cereals can be successfully grown in large quantities, as the soil is in many respects similar to that of the best parts of Manitoba, where immense yields of wheat of the finest quality have been produced on land only indifferently farmed, and without any system of rotation whatever, except, indeed, the very bad system of wheat after wheat indefinitely. The soil, too, like that of Manitoba, produces the potato to perfection. Of this our settlers last season had the completest evidence, having planted potatoes in the latter part of June under the prairie sod, which were dug about the 1st of September and turned out to be large, neatly and well shaped; these potatoes were grown upon Township 27, Range 2, Sec. 10, Homesteaded and owned by Mr. A. E. Boake, one of the pioneer settlers and one of the Company's resident Land Agents. The sod easily broken, and gives evidence by its appearance of being capable of producing as large quantities per acre of oats, barley, rye, and in fact all the cereals, as it does of wheat and potatoes. Another evidence of the superior quality of the soil is seen in the luxuriant grass which is found, not only on the lowest land but also on the ridges and highest land in the Company's townships; we may here mention the fact, in substantiation of this, that about one hundred and seventy-five tons of hay were cut and stacked by the settlers in the course of from twelve to fifteen days. Eight men were employed in this work, who put this large quantity of hay into four stacks, one of which could be seen at a distance of from eight to ten miles on the trail leading to the settlement. Natural fruits are found in abundance, as testified to by Mr. John J. Smith, who Homesteaded and now owns a part of Section 12, Township 26, Range 4. He says in a letter addressed to the Company, which is now in their possession, "I have seen strawberries in abundance in almost every part of the Colony; black and red raspberries of fine flavor, and larger than I have ever seen in Ontario or cultivated in Cheshire, England, my native country; gooseberries are not very plentiful; but I saw currant bushes loaded down with fine black fruit; there are some wild plums and many hawthorns, particularly along the river banks."

To the stock-raiser these townships afford an exceedingly favorable field for his operations, as owing to the extent and richness of the native grasses and the dryness and healthiness of the winter climate, cattle of every age and can be largely and profitably raised; those epidemic diseases common in the older provinces and United States being unknown among them.

Mr. Wesley Jackson, formerly of Downsview, York Township, who has homesteaded and now owns part of Section 4, Township 27, Range 2, has much confidence in the profit of stock-raising in his locality that he and other settlers have decided to take from Ontario a number of oxen, cows, heifers and other stock during the season of 1883; this branch of farming cannot be otherwise than profitable, as the demand for animals of all kinds from incoming settlers and others must keep the prices of such satisfactorily high. A project is at present on foot, undertaken by a few cattle men from Ontario, to send up a herd of young cattle to be under the charge of a man

appointed for that purpose, who will only allow the herd to feed on and roam over three sections.

Wood is moderately plentiful averaging from 8 to 12 inches in diameter, much of it being larger and suitable for building purposes. All of the Company's townships have more or less wood thereon, except Township 26, Range 8, which is entirely treeless; Townships 26, Ranges 4 and 5, are well supplied with wood of superior character, and are wonderfully well suited for early settlement; that the wood is fitted for building purposes is proven by the fact that the settlers have already built several neat log houses. For fuel and fencing a sufficient quantity can be conveniently secured by each homesteader.

The lands of the Company are well watered throughout, chiefly by running streams of spring water, which is both pure and sweet, being palatable to the taste and containing little or no alkali. One of the present settlers has dug a well to the depth of eighteen feet, which now contains nine feet of spring water; there are, it is true, as in most parts of Manitoba, ponds of water, but in most cases these are not round and deep but long and river shaped and apparently easily drained. One of the tributaries of the White Sand River runs in a northerly direction through Townships 25, Range 8 and 26, Range 4, and contains excellent water, in which are considerable quantities of fish. This river is perhaps one of the most useful in the Northwest, containing several splendid mill privileges and affording excellent facilities for drainage.

In addition to the evidence of the present settlers in the Colony and of the four Directors of the Company who have visited it, viz: Messrs. James Duncan, John J. Cook, James Armstrong and N. C. Wallace, who all testify to the exceeding richness of the soil, excellence of the water and many natural advantages of the location; we append the following extracts of the surveys and reports made by the Government Land Surveyors, under oath of four Townships, which will form a favorable average.

REPORT OF TOWNSHIP 26, RANGE 4.

BY SURVEYOR D. C. O'KEEFE.

Commenced 12th November, 1880, ended 22nd November, 1880.

"The soil is rich clay and sandy loam; clay and sand for subsoil; the supposed tributary of White Sand River flows through the east part of the Township; in places there are some large green poplars on its banks, its current is very swift; there are also some swamps with good water; the timber is principally on Sections 3, 8, 19, 30 and 32, which averages from 18 to 20 inches in diameter, some dry and injured by fire, but greater part green Poplar and Balm of Gilead, and is fit for lumbering, building, fuel and fencing purposes; the land is in parts undulating and in other parts level. This Township is in every way well adapted for settlement.

(Signed), DAVID CHAS. O'KEEFE,
Dom. Land Department

REPORT OF TOWNSHIP 27, RANGE 2.

BY SURVEYOR ROBERT W. LENDRUM.

"The soil throughout is rich black sand loam, depth varying from inches to 2 feet, lying upon a gravelly subsoil. The surface of the count

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is gently undulating or low rolling prairie interspersed with "Islands." (An island is a small bluff covered with trees) and belts of poplar woods. The trees in the bluffs are from 4 to 8 inches in diameter. No wells of any kind show above the surface. There is a fine creek of fresh water which flows across the township from Section No. 2 to Section 30. The water throughout this township in lakes and creeks is good and sweet. Altogether it is a first-class township for agricultural purposes.

(Signed), ROBT. W. LENDRUM, D.L.S.,
Hawkesbury.

REPORT OF TOWNSHIP 26, RANGE 3.

BY SURVEYOR D. C. O'KEEFE, D.L.S.

Commenced 29th October, 1880, ended 11th November, 1880.

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"This is all rolling prairie, not much marsh or water, except numerous small running creeks with good water. Soil black clay and sandy loam, clay and sand for subsoil; a good deal of limestone gravel. This is the only place I met any muskeg during the survey; all prairie sod very rich and suited for agriculture.

(Signed), D. C. O'KEEFE.

REPORT OF TOWNSHIP 23, RANGE 2.

BY SURVEYOR G. B. BEMISTER, D.L.S., OF PORTAGE LA PRAIRIE.

Commenced 29th Oct., 1880, ended 12th Nov., 1880.

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"This township is all class one, with one or two exceptions, it consists of prairie land of very good quality, with quite a number of marshes. The South-east part has considerable bush; the land is to a great extent first-class and well fitted for settlement. The soil is slightly gravelly but not to injure its fertility. In fact it is well fitted for agricultural purposes.

(Signed), G. B. BEMISTER.

The above Reports are all under oath.

WHAT PRESENT SETTLERS SAY.

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November, 1880.

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JAS. ARMSTRONG, Esq.,

York Colony, Aug. 1st, 1882.

Managing Director York Farmers Colonization Co.

DEAR SIR,—In answer to your enquiries concerning our satisfaction with the York Colony, where we settled during the present season, we have to say that our expectations are fully realized—the soil is a rich clay loam and easily broken—a fair amount of timber, and good water. We have already broken considerable land, and are now commencing to cut a splendid crop of prairie hay, after which we shall be busily engaged in back setting and building our houses. The oxen and cows we brought with us are in fine condition, feeding on the luxuriant grass which is very abundant.

Yours very truly,

John Holmwood, Waterloo, Allan Blyth, Dumfries, Arthur J.

Shaw, Etobicoke, Wm. H. Meredith, Tecumseth, Cosmo J. McFarlane, Toronto, A. E. Boake, York, J. J. Smith, Port Colborne, Wm. T. Smith, Port Colborne, Edward Bull, York, Wm. Jackson, York, Robert Bull, York, &c., &c.

Letter from Geo. Eakin, Esq., Clerk of the County of York, who visited the Colony in September and October, 1882.

Toronto, March, 5th, 1883.

JAS. ARMSTRONG, Esq., Managing Director York Farmers Col. Co.

DEAR SIR,—I have much pleasure in stating that during the months of September and October last, I travelled over a large portion of the York Farmers Colony, and also over the sections since acquired by them, and have no hesitation in saying that taking wood, water, soil and the natural advantages into consideration, with the anticipation of a railway going through that portion of the country in the near future, makes it one of the most desirable locations in the North-west. The grass was more luxuriant in that section of the country than I saw in any part of Manitoba, or the North-west. I was travelling for my own knowledge and interest, and have no connection or interest whatever in the York Farmers Colonization Co.

I am &c., yours truly,

(Signed). GEO. EAKIN.

IMPROVEMENTS PROJECTED FOR 1883.

The Company have chosen a most desirable location for the laying out of a Town which it is intended shall be the Capital of the York Farmers Colony. At the last meeting of the shareholders, it was unanimously resolved that its name should be York City, and so rapidly do cities grow in the prairie country that we may some day look forward to its rivalling Toronto, the old Muddy York, of Ontario. In the town a grist mill of the very best description will be erected and its construction proceeded with as early as practicable. A general supply store, blacksmith shop and post office, will be established under competent management.

Although several houses have been already built it is the intention of the Company to have more constructed, and a few acres of land broken adjoining each so that incoming settlers who wish it may at once find a home prepared for them, for this they will only be required to pay cost price in cash, or secured as a lien upon their homestead.

Steps will also be taken to secure the erection of a church, which shall be open to all, and in which the settlers can unite in worshipping "the Great Giver of all things" who rules alike the seed-time and the harvest.

It is expected that the improvements thus indicated will provide work for those settlers whose means would not permit them for the first year to employ all their time in improving their farm.

In this and other ways the Company expect to be able to provide remunerative employment to every settler desiring it, and every improvement and branch of work which the settler can perform satisfactorily to the Company will be given to him to the exclusion of all outsiders; the Company, however, do not bind themselves to give employment to any one but will, as stated above give the settler the preference in any work that may require to be done.

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Applications from settlers, capable of performing the duties of post-master, will be gladly received by the Company, who will recommend to the Government the appointment of those best qualified for the position.

It is confidently expected that two or more post offices will be established during the spring or early summer, and that a weekly mail will be regularly and punctually received at and despatched therefrom. A direct route from the offices to the railway will be established, and the Company intend to establish a regular weekly mail service which will be carried by the Company's stage line running regularly on this route.

The well understood and decided policy of the Company is, to take hold and push vigorously every improvement which will benefit the settler, improve his prospects, increase the value of his land, and assure the financial success of their undertaking.

RAILWAY PROSPECTS.

This is naturally an interesting question, and we can truthfully say the prospects are most encouraging. The location of the townships commended itself to the Company as being the most likely to secure railway service at an early date, and the wisdom of their judgment in this respect is evidenced by the fact that no less than three railways are projected to run either through or near the Company's townships. Perhaps the most important of these is the Assiniboine branch of the Canada Pacific, which is shown by their latest official map as surveyed to run not only almost centrally through the Company's upper townships, but in fact through York City. We would respectfully suggest to the intending settler in the North-West to procure one of these maps as soon as possible. The next in importance is the Portage and North-Western Railway, which is now under construction, and whose directors have applied to the York Farmers Col. Co. for a bonus to construct the railway, on its way to Prince Albert, through or near the Company's lands. The Souris and Rocky Mountain Railway is projected to run from a point on the Canada Pacific, between Brandon and Portage la Prairie, to the Saskatchewan, and there are those who believe its immediate construction to be a necessity, but we have no positive information concerning this road.

The immediate construction of one or other of the first named roads is guaranteed by the well known fact that they are running a neck and neck race for the possession of the railway trade of this as yet undeveloped but magnificent country, rich in agricultural and other capabilities.

THE FIRST PARTY.

The first party of settlers for the Colony will leave Toronto about the 5th of March, 1888, under the leadership and guidance of Mr. A. E. Boake, of York Township, who settled in the Colony last summer, a second and other parties, under competent leadership, will be made up during the spring and early summer, to go directly through to the Colony in a body at the cheapest rates and with the greatest comfort and conveniences.

FREE TICKETS.

Tickets will be issued and sold at the Head Office, 1 Victoria Street, Toronto, with a Rebate coupon attached, entitling the purchaser of a quarter section or more of the Company's land to a rebate on the first instalment of purchase money paid therefor, of an amount equal to that paid for the ticket; thus will the purchaser, as aforesaid, have a free trip to the Northwest, and will be directed and assisted in selecting some of the best lands in this fertile district, for evidences of which see page 9. Bear in mind that it will repay any land hunter to visit the Company's Head Office, 1 Victoria Street, Toronto, and purchase one of these tickets, as they are issued at the lowest rates charged by the Railroad companies.

REASONS WHY SETTLERS SHOULD LOCATE IN THE YORK FARMERS COLONY.

- (1st.) Because they can get first-class land in selected Townships.
- (2nd.) Because the Colony is situated on a surveyed line of Railway.
- (3rd.) Because the Colony is within easy distance of the Main Line of the Canada Pacific Railway now in operation.
- (4th.) Because the Company will rapidly develop the Colony.
- (5th.) Because Mills, Stores, Blacksmiths' Shops, and every public convenience are being now located. (See Maps.)
- (6th.) Because there is already a settlement of first-class Ontario farmers in the Colony.
- (7th.) Because the Company are willing to assist the settler to improve his homestead with cheap money.
- (8th.) Because families and neighbors may secure a tract where their farms shall adjoin.
- (9th.) Because in some cases Homesteads may be reserved for minors and absentees.
- (10th.) Because our resident Land Agents, who are also the Government Agents, will assist the settler to select his Homestead and legally enter him for it on the spot.
- (11th.) Because the settler will be able to obtain his supplies conveniently and at reasonable prices.
- (12th.) Because in cases of sickness or accident the rights of the "Homesteader" will be protected.
- (13th.) Because the settler and part of his family will get free Lots in York City during the present season.
- (14th.) Because every transaction of the Company will be based on business principles without reference to nationality, sentiment or religion.
- (15th.) Because the Company are bound by their contract to put two settlers upon every section within five years from the first of July last.
- (16th.) Because this fact guarantees the impossibility of holding the land for speculation.
- (17th.) Because the rapid development of the Colony and the improvements projected by the Company will necessarily afford profitable employment to a large number.
- (18th.) Because the settlers will be employed in every case by the Company in preference to outsiders where they can satisfactorily perform the work required to be done.

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- (19th.) Because the interests of the settler and the Company are identical.
- (20th.) Because the Company have the assurance of making money out of the sale of their lands.
- (21st.) Because if the Company make a handsome profit out of their lands, having paid a reasonable price in cash for them, how much more will the settler make who gets his land for nothing or next to nothing.

DIRECTORS' REPORT

To the Shareholders for the year ending November 30th, 1882, submitted at the General Annual Meeting, held at the Head Office of the Company, No. 1 Victoria Street, Toronto, on Tuesday, January 16, 1883.

The Directors have much pleasure in meeting the Shareholders of the Company at this their first annual meeting, and beg to submit for their consideration a full and extended report of what has been done under the supervision of your Board, and to recommend to their successors a course of action for the ensuing year.

INSPECTION OF LAND.

In addition to the surveyors' report upon which the tract was mainly chosen, your Directors thought it most desirable to have the land inspected by members of your Board, accordingly Messrs. James Duncan, Cook, Armstrong and Wallace visited the Colony and returned unanimously in the opinion that the tract will compare most favourably with the best parts of the North-West. The soil is chiefly a black loam with occasional gravel ridges. The surface of the land is undulating, in no place hilly, and in very rare instances too low to be easily drained. Numerous spring creeks run through the townships, and unlike in Ontario rarely break the land so that the plough can be used close up to the stream. These creeks contain very good water and afford good facilities for draining the land. So far as the wood is concerned it does not strike us who have been accustomed to large maples and lofty pines, as being of a description to boast of, but for Manitoba and the North-West, the wood in our townships is of a superior kind—it is chiefly poplar averaging from 8 to 12 inches in diameter, there are numerous tracts of from 40 to 60 acres in a block, and the large open spaces of prairie between is generally of the very richest character; there also exists smaller wood which is known as scrub, and which may be considered objectionable but no homesteader could have enough on his farm to prevent him from immediately ploughing and cultivating a large portion of his 320 acres. The wood, the water, and the soil is therefore up to the representations which the Company made from the beginning, while some of the other natural advantages such as water privileges, town sites, and facilities for drainage, exist far beyond our expectations.

PROGRESS OF SETTLEMENT.

Many almost insuperable difficulties have stood in the way of settlement during the past season. The late spring and the distance to be travelled by waggon from Brandon, prevented many settlers from reaching the Colony who started from here with that intention. Then the great bulk of settlers

followed the C. P. R. on its route westward, and took up land far inferior to the land north of the River Qu'Appelle, along the line of railway then being constructed, and here your Board of Directors believe that they have, outside of their own judgment, evidence establishing the superiority of the Company's lands in the fact, that notwithstanding the difficulty of getting to the Colony, your Board are proud to say that, without exception, we have about 80 of the best settlers to-day resident in the North-west. These settlers were determined to have the best lands, well knowing that railways there, as elsewhere, will seek the districts offering the best prospects of a profitable trade, and we have the pleasing evidence of the satisfaction of these settlers with their lands, in that upon their recommendation very considerable numbers of their friends will join them in the spring.

WHAT THE SETTLERS HAVE DONE

Besides breaking a considerable amount of rich land, they have cut and stacked a large quantity (about 175 tons) of splendid prairie hay, have built several houses for themselves and, under instructions, for the Company, as well as some breaking in connection with each house, so that a Homestead with a house thereon and a couple of acres broken, may be offered to the early settler in the coming spring. New potatoes of fine size and flavour were ready for the settlers' table on 1st of September, which were planted under the prairie sod during the latter end of June. One of the settlers has opened an Emporium for the sale of agricultural implements, and proposes extending his operations to dealing in oxen and other live stock. Besides all this, the settlers have made trails through the Colony, and have already laid in their wheat and oats for spring seeding.

There are some 14 yokes of oxen, a milch cow and horse, with 4 settlers wintering in the Colony.

PROSPECTS OF SETTLEMENT NEXT YEAR.

The construction of the C. P. R. westward will enable our settlers to take the Iron horse within 86 miles of our southern Townships, and your Directors have under consideration the construction of a new trail from a point straight south of the Company's lands, and at a place where White-wood Station is said to be located northwards to the Colony. Your Directors conceive that a Mail stage should be run from this station to the Company's lands regularly once or twice a week, and that when a sufficient number of passengers are not going on the stage, a supply of provisions and other necessities should be kept on hand to be conveyed to the Colony. The fact of the Portage and North Western Railway Company intimating their intention to build their road through or near the Colony during the next summer, will also have a very good effect upon the settlement of the tract.

The Company's earnings up to the present time in putting in settlers, will far more than pay the expenses of the Company to date.

AGENTS.

Your directors have appointed four resident Land Agents who will take the settlers' entry and legally establish him on his Homestead. This is very satisfactory to the settler, saving him time, trouble and expense, compared with locating on Government land outside of the Colony, as in the latter case the settler has often to travel 60 or even 100 miles to find his Home-

stead and then to find it all, therefore the best place to be located in local

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stead and then to return the same distance to be legally entered for it, only to find it already entered for by some one else. Each land agent will have therefore the control of two townships, but is so paid that he is equally interested in locating the settler upon any of the Company's lands.

PROJECTS DECIDED UPON AND RECOMMENDATIONS.

In again referring to the interior of the Colony and its natural advantages, your Directors cannot too heartily congratulate the Company upon the possession of a magnificent mill privilege rarely equalled in the North-west or indeed elsewhere. A tributary of the White Sand River flows from Leech Lake in a northerly direction through the Company's lands, and in Township 26, Range 4, Section 13, this river has a fall of from 12 to 15 feet in 60 rods of its course, thus furnishing a mill privilege of great value, and what enhances this value is the fact that this point is the centre of a district rich in agricultural capabilities and presents a natural and most favourable site for the location of a town. The river referred to was crossed by the President of the Company at this point at a time of the year when the water is lowest, and it was estimated by him and others, who accompanied him, that the flow of water in the river was nearly equal to three times that of the river Humber.

Your Directors have had under their consideration and have decided to build upon this site a grist mill with store house attached. The mill and store house will be built with a view of extending their capacity as circumstances require, and the cost of this permanent and valuable structure, although large, will at once prove a remunerative investment, will be a powerful agency to induce early settlement, and will largely enhance the value of the Company's lands. Already applications have been made for the purchase of some of the Company's land, and it is now necessary to fix a price for the same.

Your Directors would strongly urge upon their successors the laying out of a town site upon the section referred to and adjacent to the mill, and also the erection of a general store and blacksmith shop, thus providing the nucleus of an important town in the Colony, and they would also recommend that every settler, his wife and daughters over 15 years of age, be each granted the fee simple of a lot in the town at the expiration of six months residence in the Colony, such a grant to apply for the present year only, and to be renewed as circumstances require. The days for operating paper towns in the North-west are happily over. The opportunity to locate and build up a substantial and prosperous city ought to be within the grasp of a Company, so substantial and progressive as the York Farmers. The value of a town as thus indicated is not so much the value of the lots sold at a handsome price as the influence it has upon the surrounding district of country for a circuit of 10, 15 or even 30 miles in the North-West. The supply store would, of course, have a Post office in connection with it, and we are strongly of the opinion that two, if not more, Post offices can be established in the Colony during the present season, each having at least a weekly mail carried by the Company's stage, which is intended to run from the C. P. R. to the Colony regularly; there can be no greater boon to the settler moving from his home and friends than to be able to receive and despatch letters to them regularly and to enjoy his weekly *Globe* and *Mail* as of old in his Ontario or other home.

A MOST IMPORTANT MATTER.

There is still a most important matter left for your Directors to refer to, and that is the development of a plan, the operation of which will eventually benefit the first settlers and the Company. Many of such settlers are not financially able to spend their whole time in working upon their own homesteads, and are obliged to seek employment upon some of the many public works being carried on in older settlements, and are thus forced to leave their homes at cost and inconvenience to themselves and families. Some there are who never return, losing their own labor and discrediting the neighborhood they left. Now your Directors think this state of affairs can be changed and work mutually profitable to the settler and the Company carried on, as for instance, the breaking and cultivating of portions of the Company's lands, raising wheat and oats to be carried to the Company's store house, and ground in the Company's mill.

Your Directors would here refer to the large amount of work which the Company have already done during the present season in advertising the Company and its superior tract of land, and in bringing before the public the advantages offered to settlers locating in the Colony. Much has been done by the personal inspection and exploration of the members of the Board already referred to, in enabling the Company to speak positively of the quality of the land, and to gauge, benefitting by their actual observation, the especial and best mode of developing the Colony and promoting the interests of the Company for the present year. Our Managing Director has been, and now is in constant and regular communication with a staff of agents who are working to secure settlers, and the outlook as gathered from them and other sources is most encouraging. Meetings have been held and others are proposed at which the liveliest interest has been evinced by intending settlers, in the description of the land and full information respecting the Colony and its present settlers, development and railway prospects, conveyed to them by our Managing Director. With a view of getting the full benefit of what has already been done in Ontario and elsewhere for the Company, it is proposed to place first-class agents at Winnipeg and Whitewood from the beginning of the season to the close, so that settlers who have left their homes to locate in the Colony may without fail reach their destination. Our Managing Director is also in communication with a shareholder of the Company who proposes to visit Scotland during the present winter and bring back with him a lot of well-to-do tenant farmers, it is proposed and arrangements are now being made to convey these parties to the Colony without halt or delay.

Your Board of Directors in pursuance of a recommendation made by our Managing Director with reference to the desirability of acquiring two adjoining Townships, viz.: Townships 25 and 26, Range 8, have to state that a Committee consisting of the President, Managing-Director, and Mr. John Aiken were appointed to take immediate and vigorous steps to carry into effect the recommendation referred to, and after considerable correspondence and negotiation, with the consequent delay, matters have progressed favorably and your Directors hope to be able to announce at an early date the acquisition of these two valuable additional townships.

Thus have your Directors indicated what has been done in the past and what they recommend for the coming season.

A new and short route to the Colony from the Railroad, a mail and passenger stage service on that route, one or more general stores and post offices, the erection of a blacksmith's shop, store house, and grist mill upon

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a surveyed town site which we would recommend to be called York City. These internal improvements of the Colony together with a systematic determined and vigorous effort to put in, as we have already done, the very best class of settlers in large numbers, and to use the very best means as hitherto in prosecuting our work, will keep us as we are now in the van of Colonization Companies, and make our undertaking immediately profitable to those who put their money into it, and whose trustees we have the honor to be.

Your Directors conceive that with effective machinery and capable officers for carrying out these projects, the York Farmers Colonization Co., with its fine tract of land, have a lever which will raise the Company beyond the fear of failure and to the assurance of financial success.

All of which is respectfully submitted.

A. G. LIGHTBOURN,

Secretary.

N. CLARKE WALLACE,

President.

LANDS FOR SALE.

The Company are now prepared to offer for sale 80,000 acres of land in their Colony. In every case, should he apply for it, the settler will be given the first opportunity of purchase. The lands will be sold with or without settlement duty and on terms and at a price which will render them a safe and profitable investment. Two methods of selling have been adopted, the first without any conditions of settlement whatever, and the second with conditions of settlement, viz.: the purchaser either to reside on the lands himself or to provide a settler who shall do so at some future time, say at the expiration of one, two, three, or four years from the date of his purchase, as may be mutually agreed upon. Applications have frequently been received for the purchase of the lands of the Company, but until now it has not been thought advisable to offer any for sale. This then is the first announcement to the public and those desirous of securing a good investment should make immediate application to the Head Office of the Company or its agents. The settler more especially should avail himself of the opportunity now offered to acquire in addition to his homestead and pre-emption a further tract of land at a moderate price. The favorable terms and price at which the Company obtained the lands will enable them to sell at prices and upon terms which cannot be other than satisfactory and profitable to the purchaser.

Applicants for the purchase of any of the Company's lands should in their application describe the same as minutely as possible.

USEFUL INFORMATION.

DOMINION LANDS REGULATIONS.

The following regulations for the sale and settlement of Dominion Lands in the Province of Manitoba and the North-West Territories shall, on and after the first day of January, 1882, be substituted for the regulations now in force, bearing date the twenty-fifth day of May last:—

1. The surveyed lands in Manitoba and the North-West Territories shall, for the purposes of these regulations, be classified as follows:

CLASS A.—Lands within twenty-four miles of the main line or any branch line of the Canadian Pacific Railway, on either side thereof.

CLASS B.—Lands within twelve miles, on either side, of any projected line of railway (other than the Canadian Pacific Railway), approved by Order in Council published in the *Canada Gazette*.

CLASS C.—Lands south of the main line of the Canadian Pacific Railway not included in class A or B.

CLASS D.—Lands other than those in Classes A, B, and C

2. The even-numbered sections in all the foregoing classes [are to be held exclusively for homesteads and pre-emptions:

a. Except in Class D, where they may be affected by colonization agreements as hereinafter provided.

b. Except where it may be necessary out of them to provide wood lots for settlers.

c. Except in cases where the Minister of the Interior, under provisions of the Dominion Lands Acts, may deem it expedient to withdraw certain lands, and sell them at public auction or otherwise deal with them as the Governor-in-Council may direct.

3. The odd-numbered sections in Class A are reserved for the Canadian Pacific Railway Company.

4. The odd-numbered sections in Classes B and C shall be for sale at \$2.50 per acre, payable at the time of sale:

a. Except were they have been or may be dealt with otherwise by the Governor-in-Council.

5. The odd-numbered sections in Class D shall be for sale at \$2 per acre, payable at time of sale:

a. Except where they have been or may be dealt with otherwise by the Governor-in-Council.

b. Except lands affected by colonization agreements, as hereinafter provided.

6. Persons who, subsequent to survey, but before the issue of the Order-in-Council of 9th October, 1879, excluding odd-numbered sections from homestead entry, took possession of land in odd-numbered sections by residing on and cultivating the same, shall, if continuing so to occupy them, be permitted to obtain homestead and pre-emption entries as if they were on even-numbered sections.

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SYSTEM OF SURVEY.

The system of survey in force in the Dominion lands in the North-west is very simple and easily understood, even by one entirely inexperienced. The lands are laid off in townships, which are almost square in form, measuring on their east and west sides, from centre to centre of road allowances, which form their boundaries, exactly 483 chains, and on north and south sides, 486 chains, more or less according to slight convergence or divergence of meridians. These townships are numbered in regular order to northward, from the 49th parallel of north latitude, which forms the INTERNATIONAL BOUNDARY LINE, between the territories of Canada and those of the United States, and they lie in ranges which are numbered in regular succession westward of standard north and south lines called "principal meridians," to be found marked on official maps. Each township is sub-divided into thirty-six sections of 360 acres, or one square mile.

The course of lines surveyed in the North-west is marked on the ground by the erection of posts or mounds, which guide the prospector and also serve as landmarks to establish boundaries of farms. These posts and mounds indicate corners of townships, sections and quarter sections, and will always be found in the north-east corner. Posts are three inches wide and show two feet above ground. On the prairie the posts stand in the centre of mounds. Iron posts are placed at township corners, and the top figures indicate the range. Quarter section posts are simply marked $\frac{1}{4}$. With these points fully understood, it is not difficult for the prospector, after selecting a location, to proceed to the nearest land office and give an intelligent statement where he desires to settle. It must be remembered that sections Nos. 8 and 26, and 11 and 29, are reserved for Hudson's Bay Company and for School Lands.

POPULATION AND RAILWAY CONNECTION.

The population has enormously increased in the last year or two. And yet we don't think that it is of the mushroom kind, so commonly quoted of American advancement in the Western direction. Eleven years ago the population numbered only a few hundred, to-day, according to the best information we can obtain, it must be in the neighbourhood of 300,000, of which the city of Winnipeg counts about 25,000. Of course in the present transition state of things it is impossible, even with the most accurate official enquiry, to obtain exact statistics on this point. One thing, however, is certain, that the Province is rapidly filling up by immigration from Europe; the immigration of farmers' sons from the older Provinces and the United States. And this peopling is, we believe, of the very best class of settlers, viz., men who are in earnest as to making the country their home, and living in, and working for its advancement. In fact it is astonishing to hear the self-satisfied and patriotic opinions of those who have lived in the country, and some of them only a few months. They are enthusiastic about their own, and the country's prospects.

The great drawback which has hitherto existed to the settlement of Manitoba and the North-West, viz., travelling connections with the sister Provinces and the world generally, is now removed. Through the Canadian Pacific Railway and its connections, easy access is now made to almost every part of the North-West, and before the close of 1883, it will reach the Rocky Mountains.

FORM OF GOVERNMENT.

Is practically the freest in the world. The people are the source of power. There is no hereditary aristocracy to bind society in class traditionalism. We have constitutional government—the most easy and rational arrangement between Republicanism and Monarchy—and every household has franchise. The taxes are much lighter than in the other Provinces, in fact are such a mere nominal thing that they are not worth taking to account in an intending settler's calculations.

HOMESTEAD AND PRE-EMPTION.

Let us explain these words so that even the most ignorant can understand them. By homestead is meant a lot of 160 acres which becomes personal inalienable property of any individual, of the age of majority, who chooses to settle permanently on it, and perform the usual clearing, breaking up, and agricultural duties, in one word, make a home of it for himself and family. To every such actual, *bona fide* settler this lot is given free of all payment. By pre-emption is meant securing a lot of 160 acres under promise of paying \$2 per acre, to be paid at the end of three years with interest.

There are several conditions of the most liberal and beneficent nature attached to the homestead law, which are intended to benefit the poor settler. For instance, "exemption from seizure for debt of ordinary furniture, tools, and farm implements in use, also one cow, two oxen, one horse, four sheep, two pigs, and food for the same for thirty days," and the land cultivated by the debtor provided the extent of the same be not more than 160 acres, which case the surplus may be sold with privileges to first mortgages. The house, stables, barns, fences on the debtor's farm, are, by this Act, declared free from seizure, by virtue of all writs of execution issued by any Court of this Province. No limit is placed on the value of the farm or home, no matter how great it may become.

Sketch of a Township shewing the Numbers of the Sections.

THE T. B. Co's SECTIONS ARE *	31	32	33	34	35	36
	30	29	28	27	*26	25
	19	20	21	22	23	24
	18	17	16	15	14	13
	7	*8	9	10	11	12
	6	5	4	3	2	1
SCHOOL SECTIONS ARE +						

Each section is one mile square, and consists of 640 acres. Every even-numbered section in the York Farmers Colony is now open for Homesteads and their attached pre-emptions.

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